



## ***FREEPORT PLANNING BOARD***

***April 6, 2005 Meeting Minutes***

***Members present: Mitch Block, Ernest Nettles, Brian Brown (ad hoc/ Eglin Encroachment Office), Kim Yerby, Jerry Griffith, and Wm. "Boots" McCormick.***

***Staff present: J.M. Clayton Atkinson/City Attorney, Latilda Henninger AICP/City Planner, Paul Miller AICP/WFRP Consulting Planner; Brooke Jackson, acting secretary to the Planning Board.***

***Chairwoman Yerby opened the meeting with the Invocation and Pledge of Allegiance.***

***Mayor Mickey Marse swore in the Planning Board members with the exception of Mitch Block who arrived slightly late due to a fire call.***

### ***A. LEGISLATIVE ITEMS***

#### ***1. MATTHEWS SMALL SCALE AMENDMENT 16-1S-19-23000-001-0020***

***William L. Matthews proposed an amendment to the Future Land Use category for a 2.166 acre parcel located approximately 300 feet west of the intersection of Blueberry Road and State Highway 20. Request: To change from LDR (Low Density Residential) to ER (Established Residential), conditioned upon limiting the density for the proposal to 10 residential units per acre. This item was continued from the March meeting at the request of the applicant.***

***Consulting Staff Paul Miller's recommendation: Denial, based on potential spot-zoning.***

***Doug Porter appeared before the Board on behalf of this proposal.***

***Correspondence received:***

***Mike Crawford: opposed***  
***Kimberlee Clemmons: opposed***

***Comments from the audience:***

***Mike Crawford: opposed***

***Beth Savage: questions regarding development plans***

*Motion by Griffith to recommend denial of the Matthews Small Scale Amendment. Second to motion by McCormick. Vote: 4:1 with Block dissenting. Motion carried.*

*The Board directed Henninger to carry a separate recommendation to the City Council from the Planning Board that the Hwy 20 frontage parcels be reviewed and considered from a commercial designation in place of the current low-density residential **designation**.*

**2. MATTHEWS RE-ZONING 16-1S-19-23000-001-0020**

***William L. Matthews proposed an amendment to the Zoning District Map for a 2.166 acre parcel located approximately 300 feet west of the intersection of Blueberry Road and State Highway 20. Request: To change the zoning from R-1 (Low Density Residential) to R-3 (High Density Residential), conditioned on limiting the density to 10 residential units per acre.. This item was continued from the March meeting at the request of the applicant.***

***Consulting Staff Paul Miller's recommendation: Denial, based on potential spot-zoning.***

***Doug Porter appeared before the Board on behalf of this proposal.***

***Correspondence received:***

***Mike Crawford: opposed***

***Kimberlee Clemmons: opposed***

***Comments from the audience:***

***Mike Crawford: opposed***

*Motion to recommend denial by Griffith. Second to motion by McCormick. Vote: 4:1 with Block dissenting.*

*The Board directed Henninger to carry a separate recommendation to the City Council from the Planning Board that the Hwy 20 frontage parcels between Four Mile Creek and Blueberry Road. be reviewed and considered from a commercial designation in place of the current low-density residential designation.*

**3. KNIGHT REZONING 10-1S-19-23000-016-0000**

*This item was sent back to the Planning Board by the City Council in order for the Planning Board to consider a revised request by the Knights, and reconsider their recommendation of denial.*

*W. Gerald Knight originally proposed a re-zoning of 1.44 acres located on the northwest corner of Blueberry Road and Palm Street. Mrs. Tina Knight presented a revised request to the Planning Board; to only rezone the southern-most third (.48 acre) of the property.*

*Request: from High Density Residential (R-3) to Residential/Neighborhood Commercial (R/C).*

*Henninger advised the Board that the parcel directly across from the new proposal on the NE corner of Plan Street and Blueberry Road was being developed as a dental office; that any business located on the Knight .48-acre parcel would not be able to place an access on Palm Street, and due to the inability to place more than one access, any business locating on the property would be restricted in terms of the building size.*

*Consulting Staff Paul Miller's original recommendation was for cautious approval.*

*Previous Correspondence received prior to the March meeting:*

*William McCormick: opposed*

*Emily Stone: opposed*

*Gene Shaver: opposed*

*Previous Comments from the audience from March:*

*William McCormick: opposed*

*McCormick recused himself from voting due to his being an affected property owner. (He has since become a member of the Planning Board)*

*When questioned about his original objection to the original proposal in comparison with the revised proposal, McCormick stated that the reduced proposal certainly was done in the spirit of compromise.*

*Motion by Nettles to recommend approval of the revised proposal which would change only the southernmost third of the property (.48 acre/survey on file in Planning Dept.). Second to*

*motion by Block. Board vote: 4:0, with McCormick recusing himself as an affected property owner*

***All persons who intended to address the Board regarding the quasi-judicial matters were sworn by Attorney Atkinson***

***B. QUASI-JUDICIAL ITEMS***

***4. FREEPORT PLANTATION PDP MODIFICATION***

***Steve Hall, attorney of record for Freeport Plantation PDP presented a proposed modification of the current PDP plan for Phase 3; to do away with the proposed multi-family for this phase and replacing the multi-family with single-family, and reducing the density by one unit. A proposed revised Master Plan was provided for review.***

***Staff Recommendation: Henninger advised the Board that staff recommended approval; the traffic would increase slightly, but the traffic issues would be addressed as part of a development application for that phase.***

***Eglin Representative Brian Brown read a short statement into the record regarding mitigation measures this development could take to lessen the impact Eglin would have on new homes going into this area as pertains to Eglin Air Space flyover exercises:***

*“Eglin AFB appreciates the opportunity to comment before the City of Freeport Planning Commission concerning the change in “The Plantation” development. Subject development’s location is located on the southern boundary of the Eglin Eastern low level flight path. Because of the close proximity to this low level flight path, Eglin recommends the developer incorporate extra sound attenuation measures into the construction of the homes and provide notices to prospective buyers of the development’s close proximity to an Eglin low level flight path. These mitigation measures will provide an improved level of compatibility with Eglin AFB and the future home owners within the Plantation development.”.*

***Griffith recused himself as an affected property owner.***

*Motion by Block to approve with the conditional language given by Brian Brown. Second to motion by Nettles. Board vote 4:0 to recommend approval of the proposed revision to the Freeport Plantations PDP with stated conditions, with Griffith recused.*

***5. FREEPORT TOWNHOMES***

***Henninger advised the Board that the public notice requirements have not been met on the Freeport Townhome project and they should continue to project to their May 4, 2005 meeting.***

*Motion by McCormick to continue the Freeport Townhomes to the May 4, 2005 meeting, Second to motion by Nettles. All ayes; motion carried.*

## **6. JACKSON SQUARE CONDOMINIUMS**

***Regatta Pointe Ventures LLC proposed the development of Parcel 15-1S-19-23000-007-0020, a 1.1-acre parcel into 15 condominium units contained within 2 buildings. This property is located on North Jackson Street, just over 1.2 mile north of Hwy 20, on the west side of North Jackson Street.***

***Ryan Christensen of Connelly Wicker Inc. presented the proposal to the Planning Board for consideration***

***Staff recommendation: approval, subject to a satisfactory Protected Tree Mitigation Plan.***

***Correspondence received:***

***Louis Taunton: general concerns regarding traffic impacts on North Jackson Street, relating to both townhome projects on this agenda and the Canopies Subdivision project.***

***Audience questions/comments:***

***Billy McLean asked about recreation facilities for this proposed development.***

***Motion to recommend approval of the Jackson Square Townhome project, subject to approval of the Protected Tree Mitigation Plan. Second to motion by Griffith. All ayes; motion carried.***

***The Board directed Henninger to carry a separate recommendation to the City Council that 1) turn lanes be added to the North Jackson/Hwy 20 intersection and 2) that a stop sign be placed at the intersection of North Jackson and Garrett St.***

## **7. BAY POINTE CONDOMINIUMS**

***Regatta Pointe Ventures LLC proposed the development of Parcel 15-1S-19-23000-014-0040, a 2-acre parcel into 26 condominium units to be contained within 3 buildings with associated community pool. This property is located on the north side of North Jackson Street, adjacent and north of Scott Lane.***

***Ryan Christensen of Connelly Wicker Inc. presented the proposal to the Planning Board for consideration.***

***Staff recommendation: Approval, subject to reconciliation of a property line issue between Bay Pointe and the property to the south.***

***Correspondence received:***

***Louis Taunton: general concerns regarding traffic impacts on North Jackson Street, relating to both townhome projects on this agenda and the Canopies Subdivision project.***

***Audience questions/comments:***

***Nancy Warner asked Christensen if a fence could be added along the north property line to separate their property from the townhomes and keep children from the development away from their property and whether stormwater would be managed on-site. Christensen replied that the owners were agreeable to a fence (4' high) and that a stormwater management plan would be put in place for the development.***

***Nettles recused himself as an affected property owner.***

***Motion by Griffiths to recommend approval of the development proposal with a condition that a 4' high fence be added on the plan on the north boundary line, and reconciliation of a property line issue between Bay Pointe and the property to the south.. Second to motion by Block. Board vote: 4:0, with Nettles recused.***

***C. PROPOSED DESIGN CHARETTE***

***Henninger informed the board that she had been given the go-ahead from the City Council to schedule a design charette regarding "The Face of Freeport", in order to define the history and character of the Freeport community and to get feedback regarding a proposed main Street program, scenic corridor standards for the business corridors of the City.***

***D. POST OFFICE RELOCATION***

***Bill Maxton appeared before the Planning Board to apprise them of his progress in trying to locate a new safer site for the Freeport Post Office.***

***Meeting Adjourned.***

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***Chairperson***

